

Description	Current Period			Year-to-date			Annual Budget	
	Actual	Budget	Variance	Actual	Budget	Variance		
<b>OPERATING INCOME</b>								
<b>ASSESSMENT INCOME</b>								
4000-00 Assessments	\$35,540.63	\$37,791.67	(\$2,251.04)	\$294,250.38	\$302,333.36	(\$8,082.98)	\$453,500.00	
4001-00 Assessment- Pool Access	420.00	-	420.00	5,180.00	-	5,180.00	-	
4010-00 Assessment-Insurance	83,552.66	-	83,552.66	109,585.85	-	109,585.85	-	
4020-00 Special Assessment	-	-	-	47.90	-	47.90	-	
4030-00 Late Fees	20.00	-	20.00	1,624.00	-	1,624.00	-	
4040-00 Violation Income	133.00	-	133.00	565.00	-	565.00	-	
4080-00 Transfer Fees	400.00	-	400.00	1,983.00	-	1,983.00	-	
4081-00 Clubhouse Rental Income	1,275.00	833.33	441.67	8,445.00	6,666.64	1,778.36	10,000.00	
4085-00 Setup Fee	250.00	-	250.00	250.00	-	250.00	-	
4510-00 Interest Income - Reserve	1,890.57	1,250.00	640.57	15,434.25	10,000.00	5,434.25	15,000.00	
<b>Total ASSESSMENT INCOME</b>	<b>\$123,481.86</b>	<b>\$39,875.00</b>	<b>\$83,606.86</b>	<b>\$437,365.38</b>	<b>\$319,000.00</b>	<b>\$118,365.38</b>	<b>\$478,500.00</b>	
<b>Total OPERATING INCOME</b>	<b>\$123,481.86</b>	<b>\$39,875.00</b>	<b>\$83,606.86</b>	<b>\$437,365.38</b>	<b>\$319,000.00</b>	<b>\$118,365.38</b>	<b>\$478,500.00</b>	
<b>OPERATING EXPENSE</b>								
<b>ADMINISTRATIVE</b>								
5000-00 Management Contract	650.00	650.00	-	5,200.00	5,200.00	-	7,800.00	
5005-00 Contract Property Manager	1,300.00	1,300.00	-	10,400.00	10,400.00	-	15,600.00	
5015-00 Printing, Copies & Postage/	-	291.67	291.67	390.97	2,333.36	1,942.39	3,500.00	
Office Supplies								
5020-00 Website	130.60	216.67	86.07	1,365.48	1,733.36	367.88	2,600.00	
5040-00 Audit/Tax / License/Permits	-	416.67	416.67	6,731.95	3,333.36	(3,398.59)	5,000.00	
5045-00 Legal Services	-	416.67	416.67	396.50	3,333.36	2,936.86	5,000.00	
5051-00 Insurance - Liability	-	-	-	148,316.91	150,000.00	1,683.09	150,000.00	
5080-00 Security	-	125.00	125.00	-	1,000.00	1,000.00	1,500.00	
5090-00 MISC- Admin/Storage	-	150.00	150.00	581.40	1,200.00	618.60	1,800.00	
<b>Total ADMINISTRATIVE</b>	<b>\$2,080.60</b>	<b>\$3,566.68</b>	<b>\$1,486.08</b>	<b>\$173,383.21</b>	<b>\$178,533.44</b>	<b>\$5,150.23</b>	<b>\$192,800.00</b>	
<b>GROUNDS MAINTENANCE</b>								
5300-00 Grounds- Contract	4,720.83	4,733.33	12.50	33,045.81	37,866.64	4,820.83	56,800.00	
5320-00 Landscape- Other	-	1,250.00	1,250.00	6,342.72	10,000.00	3,657.28	15,000.00	
5325-00 Tree Trim/Removal	-	750.00	750.00	730.00	6,000.00	5,270.00	9,000.00	
<b>Total GROUNDS MAINTENANCE</b>	<b>\$4,720.83</b>	<b>\$6,733.33</b>	<b>\$2,012.50</b>	<b>\$40,118.53</b>	<b>\$53,866.64</b>	<b>\$13,748.11</b>	<b>\$80,800.00</b>	
<b>UTILITIES</b>								
5710-00 Electricity	-	1,000.00	1,000.00	6,300.00	8,000.00	1,700.00	12,000.00	
5720-00 Gas	21.02	191.67	170.65	1,613.67	1,533.36	(80.31)	2,300.00	
5750-00 Water & Sewer	92.02	83.33	(8.69)	727.75	666.64	(61.11)	1,000.00	
5760-00 Trash	2,300.00	2,341.67	41.67	18,460.00	18,733.36	273.36	28,100.00	
5770-00 Telephone/Wifi	120.00	141.67	21.67	960.00	1,133.36	173.36	1,700.00	
<b>Total UTILITIES</b>	<b>\$2,533.04</b>	<b>\$3,758.34</b>	<b>\$1,225.30</b>	<b>\$28,061.42</b>	<b>\$30,066.72</b>	<b>\$2,005.30</b>	<b>\$45,100.00</b>	
<b>AMENITIES</b>								
6000-00 Pool Contract	700.00	700.00	-	5,550.00	5,600.00	50.00	8,400.00	
6010-00 Pool Repairs & Maint	100.00	1,116.00	1,016.00	1,373.92	5,584.00	4,210.08	6,700.00	
6055-00 Clubhouse Repairs & Maint	273.72	833.33	559.61	5,280.53	6,666.64	1,386.11	10,000.00	
<b>Total AMENITIES</b>	<b>\$1,073.72</b>	<b>\$2,649.33</b>	<b>\$1,575.61</b>	<b>\$12,204.45</b>	<b>\$17,850.64</b>	<b>\$5,646.19</b>	<b>\$25,100.00</b>	
<b>REPAIRS &amp; MAINTENANCE</b>								
6505-00 Building Refurbish	-	5,166.67	5,166.67	29.66	41,333.36	41,303.70	62,000.00	
6510-00 Building Maintenance/Repairs	1,611.31	3,333.33	1,722.02	15,236.40	26,666.64	11,430.24	40,000.00	
6521-00 Roof Repairs	-	416.67	416.67	-	3,333.36	3,333.36	5,000.00	
6522-00 Foundation Repairs	-	2,500.00	2,500.00	31,731.00	20,000.00	(11,731.00)	30,000.00	
6525-00 Gutter Maint/Cleaning	-	-	-	-	-	-	7,500.00	
6586-00 Misc Expense	-	166.67	166.67	140.45	1,333.36	1,192.91	2,000.00	
6640-00 Termite Contract	-	1,916.67	1,916.67	23,000.00	15,333.36	(7,666.64)	23,000.00	
6641-00 Pest Contract	-	-	-	3,300.00	3,300.00	-	4,400.00	
<b>Total REPAIRS &amp; MAINTENANCE</b>	<b>\$1,611.31</b>	<b>\$13,500.01</b>	<b>\$11,888.70</b>	<b>\$73,437.51</b>	<b>\$111,300.08</b>	<b>\$37,862.57</b>	<b>\$173,900.00</b>	
<b>RESERVE EXPENSES</b>								
8505-00 Capital Expense- Roof Replacement	-	-	-	81,843.00	82,000.00	157.00	82,000.00	

Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
<b>Total RESERVE EXPENSES</b>	\$-	\$-	\$-	\$81,843.00	\$82,000.00	\$157.00	\$82,000.00
<b>Total OPERATING EXPENSE</b>	<b>\$12,019.50</b>	<b>\$30,207.69</b>	<b>\$18,188.19</b>	<b>\$409,048.12</b>	<b>\$473,617.52</b>	<b>\$64,569.40</b>	<b>\$599,700.00</b>
<b>Net Income:</b>	<b>\$111,462.36</b>	<b>\$9,667.31</b>	<b>\$101,795.05</b>	<b>\$28,317.26</b>	<b>(\$154,617.52)</b>	<b>\$182,934.78</b>	<b>(\$121,200.00)</b>

## August 2025 RP8 Financial Review

### YTD INCOME

YTD Actual Income	\$ 437,365
YTD Budget Income	\$ <u>429,000</u>
YTD Income Variance	\$ 8,365

### YTD EXPENSES

YTD Actual Expenses	\$ 409,048
YTD Budget Expenses	\$ <u>473,618</u>
YTD Variance	\$ 64,570

Variance is primarily funds budgeted for refurbish of units 600-618 that will not begin until September 2025.

### DELINQUENCIES

91-days	\$ 7,899
61-90 days	\$ 301
31-60 days	\$ 1,805
0-30 days	\$ <u>10,128</u>
TOTAL	\$ 20,133

### CASH POSITION

Capital Account	\$653,772
Operating Account	\$ <u>91,418</u>
TOTAL	\$745,190